

JAN 26 3 49 PM '79

MORTGAGE

BOOK 1450 PAGE 111

DONNIE S. TANNERSLEY

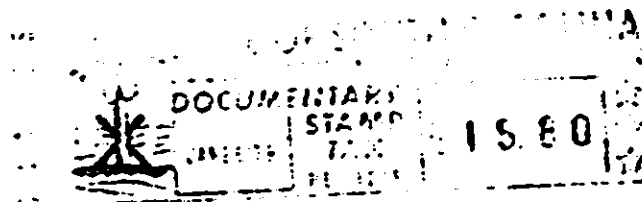
THIS MORTGAGE is made this 26 day of January 1979, between the Mortgagor, Charles E. Stroud and Barbara W. Stroud (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-nine Thousand Four Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 26, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2009

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying, and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, being known and designated as Lot No. 94, Section I of Hillsborough shown on a plat by C. C. Jones, Registered Engineer, dated April, 1969 recorded in the RMC Office for Greenville County in Plat Book 444, Page 56 and having such metes and bounds as shown thereon, said lot being at the intersection of Old Mill Road and Libby Lane.

This being the identical property conveyed to mortgagors herein by deed of Mary V. Slater of even date herewith and recorded in the R.M.C. Office for Greenville County in Deed Book 1096 at Page 67.



which has the address of 415 Old Mill Road, Hillsborough S/D, Mauldin, South Carolina 29662 (herein "Property Address").

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

4328 RV-2